



Planning Department
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Staff Analysis and Recommendation

To: Planning and Zoning Board
From: Darby Delsalle, AICP
Director of Planning

Re:
HEARING NUMBER: VARH2018-0333
APPLICANT: Ebenezer Almenares
FOLIO: 32-2014-004-1380
LEGAL DESCRIPTION: LOT 37 & RIP RTS BLOCK 4
OF MIAMI LAKES LOCH LOMOND SECTION,
ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLATBOOK 76 AT PAGE 91,
OF THE PUBLIC RECORDS OF MIAMI DADE
COUNTY FLORIDA.

LOCATION: 7025 E Troon Cir
Miami Lakes, Florida, 33014

ZONING DISTRICT: RU-1

Date: June 20, 2018

A. Request

In accordance with the Town of Miami Lakes Land Development Code (the "Town's LDC"), Ebenezer Almenares (the "Applicant") is requesting the following variance:

A variance from Section 13-1608 of the Town's Zoning Code to allow a Key West style "standing metal seam" roof.

B. Background

The Applicant is remodeling his home which includes a 160 square foot addition. Originally constructed on Lake Lomond in 1963, the proposed addition is an extension of a renovation completed 1988 that provided for a 680 square foot roof over a flat slab area. The Applicant plans to reroof the entire home, which includes a new gabled section over top the 1988 renovation and the proposed addition. The roofing design desired by the Applicant is a "standing metal seam" roof, to be painted mansard brown, in a style reminiscent of Key West construction. The Applicant's preference is predicated on utilizing a more sustainable

material that will improve the home's energy efficiency, heat load, resistance to hurricane damage, and provide for extended durability of the roof. Staff agrees that the roof selected by the Applicant will achieve those objectives, however the Zoning Code requires pitched roofs of single family homes to be constructed with either barrel or flat tiles. The current roofing material is red barrel tile. The Code does permit the Planning and Zoning Board to consider other roofing options.

At least three similar variances have been approved in the last ten years, including one at 16001 Aberdeen Way, within the Lake Lomond neighborhood. Past reports regarding such requests have cited consistency with the Comprehensive Development Master Plan (CDMP) Policy 10B.7.1 that directs the Town to promote design diversity in architecture; emphasizing design quality, design diversity in building architecture, and quality and diversity in building materials. On its own, the vertical panel metal roof is architecturally consistent with the proposed structure as shown in the elevation (see Exhibit A of the Order). Further, the proposed structure captures the design diversity in architecture that the CDMP encourages. As a whole, this project differs architecturally from the Miami Lakes community. However, varied architectural style is a hallmark of the Loch Lomond community. The proposed design does not appear to clash with the existing residences located adjacent to the subject site and or the Loch Lomond neighborhood as a whole. The Applicant has provided letters of support from the neighbors (see Attachment 1).

If the Planning and Zoning Board is so inclined to approve this request, it may also want to consider forwarding a recommendation to the Town Council to amend the Land Development Code accordingly as this will have been the fourth approval of this type of roofing.

C. Staff Recommendation

Staff recommends denial for the proposal as shown in the attached plans, consisting of six pages, and stamped received on March 23rd, 2018, as it meets only five of the seven variance criteria at section 13-305(f)(1).

D. Property Information and Permit History

Zoning District of Property: RU-1 – Single-Family Residential District

Future Land Use Designation: Low Density Residential

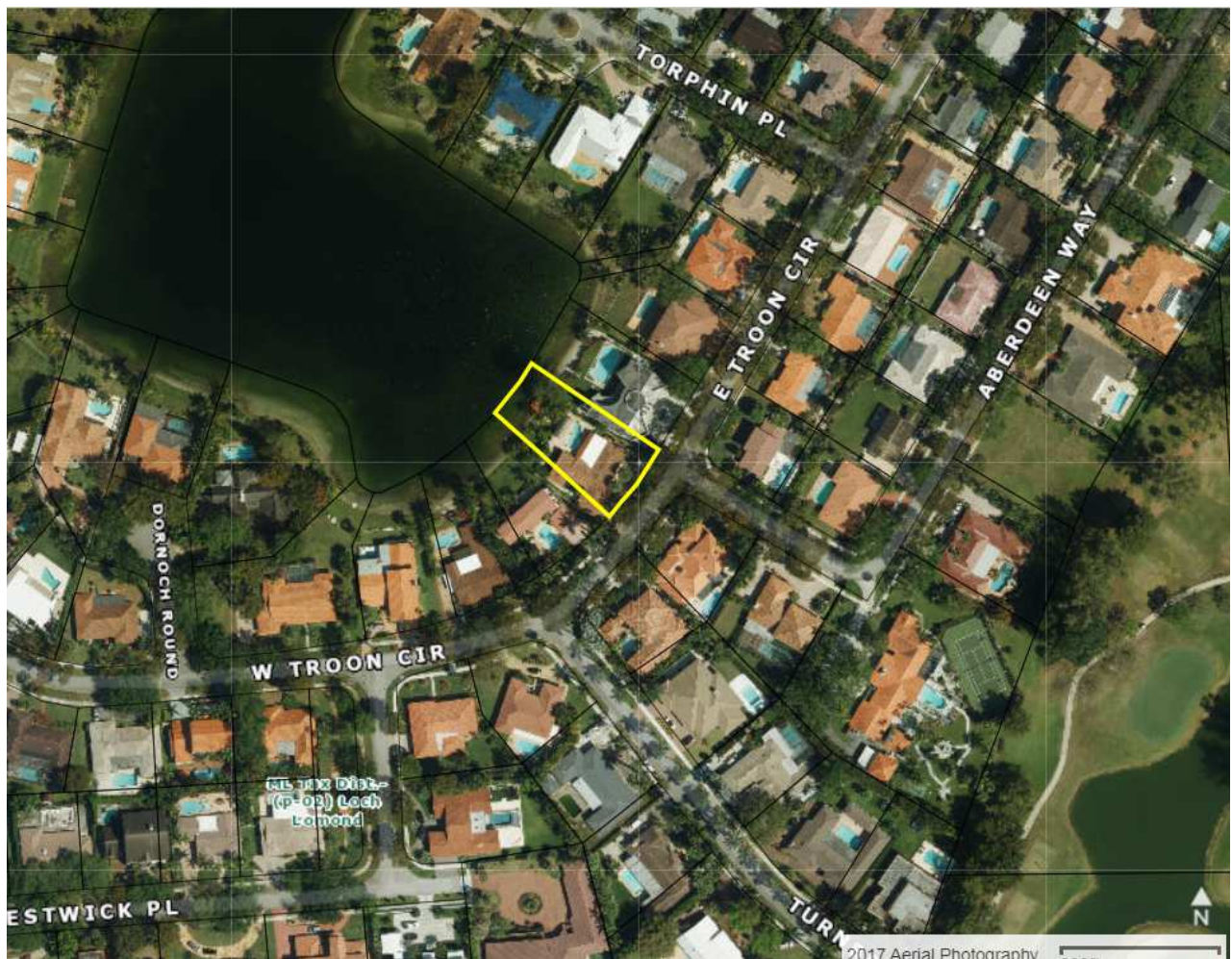
Subject Property:

The subject parcel is a 17,641-square foot waterfront lot on Lake Lomond. The site is improved with a single-family home constructed in 1963 according to Miami Dade County records. It is located at 7025 E Troon Cir within the Low Density Residential Future Land Use Designation and is zoned RU-1 (Single-Family Residential District).

Surrounding Property:

	Future Land Use Category	Zoning District
North:	Low Density Residential	Single-Family Residential District, (RU-1)
South:	Low Density Residential	Single-Family Residential District, (RU-1)
East:	Low Density Residential	Single-Family Residential District, (RU-1)
West:	Low Density Residential	Single-Family Residential District, (RU-1)

Subject Property Location Map



not to scale

Open Building Permit(s) / Open Code Compliance Violation(s) / Zoning History:

Permit number BLR2018-1698 has been issued for the property related to the above-mentioned addition; Also, permit number WKC2018-1760 is currently under review. There are currently no open code violations on this property.

E. Analysis

Subsection 13-305(f)1 of the Town LDC allows the Planning and Zoning Board to approve non-use variance request(s) on the basis of practical difficulty on part of the Applicant by a majority vote of the members of the Planning and Zoning Board present. In order to authorize any variance on the basis of practical difficulty, the Planning and Zoning Board members at the meeting shall balance the rights of property owners in the Town as a whole against the need of the individual property owner to deviate from the requirements of the Land Development Code based on an evaluation of the factors below. All of the factors should be considered and given their due weight; however, no single factor is dispositive.

a) The Town has received written support of the specifically identified variance requests from adjoining property owners.

Analysis: The Town has received letters of support for the project. The Town has received letters of support from the Applicants neighbors.

Finding: Complies.

b) The Variance would be compatible with development patterns in the Town.

Analysis: See Section B, Background. The predominant development pattern of single family homes within the Town is with pitched roofs adorned with barrel tiles. A survey of aerial photography found at least one home within the Lake Patricia neighborhood built with a similar roof style as the one requested by the applicant. Such an approval would have required the granting of a variance. At least three similar variances have been approved in the last ten years, including one at 16001 Aberdeen Way within the Lake Lomond neighborhood. Although variances are not precedent setting, it does beg the question as to under what conditions such a roof style maybe considered appropriate. Notwithstanding deed restrictions, if the roof is not considered objectionable to neighbor residents, then it may be considered compatible.

Finding: Complies.

c) The essential character of the neighborhood would be preserved.

Analysis: See Section B, Background, and criteria “b” above. The predominant development pattern of the Loch Lomond community is one of custom homes designed, built, and in some cases further remodeled, to the specifications of each individual owner. In other words, the community does not consist of “cookie cutter” homes. Regardless, the majority of the homes in the neighborhood have pitched roofs with barrel tile, and a handful are developed with flat non-pitched roofs. There is record of at least one home within the neighborhood being granted a variance to construct a similar roof as the one requested by the Applicant. Given the predominant roof style, it does not

appear that the request, on its face, conforms to the Town's Code. However, as stated above, the neighborhood is known for its varied housing style and architecture.

Finding: Complies.

d) The Variance can be approved without causing substantial detriment to adjoining properties.

Analysis: See Section B, Background, and criteria "a", "b" and "c".

Finding: Complies.

e) The Variance will do substantial justice to the property owner as well as to other property owners justifying a relaxation of this Land Development Code to provide substantial relief.

Analysis: See Section B, Background. The product proposed by the Applicant is a more sustainable material that will improve the home's energy efficiency, heat load, resistance to hurricane damage, and extends the durability of the roof. This may provide the benefit of contributing to the overall upkeep of the property in question.

Finding: Complies.

f) The plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of the Land Development Code unnecessarily burdensome.

Analysis: The lot is of typical size and configuration for the neighborhood. Based on the submittals of the applicant, the configuration of the property, and the analysis provided in this report, no unique circumstances exist with regard to the property and/or the Applicant that would make conformance with Code provisions unnecessarily burdensome.

Finding: Does not comply.

g) The special conditions and circumstances which exist are the result of actions beyond the control of the applicant.

Analysis: See criteria "f". Based on the submittals of the Applicant, the analysis provided by this report, there are no special conditions or circumstances which exist that are not the result of actions beyond the control of the Applicant.

Finding: Does not comply.